

089.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
675,600 / 675,600
675,600 / 675,600
675,600 / 675,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SYLVAN JEREMY	
Owner 2:	
Owner 3:	

Street 1: 16 LANSDOWNE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PATTON MARLANA C -

Owner 2: -

Street 1: 16 LANSDOWNE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2100 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4927		Sq. Ft.	Site		0	70.	1.15	5									397,468						397,500	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								4927.000		277,400		700		397,500		675,600							
Total Card								0.113		277,400		700		397,500		675,600		Entered Lot Size				56263	
Total Parcel								0.113		277,400		700		397,500		675,600		Total Land:				GIS Ref	
Source: Market Adj Cost										Total Value per SQ unit /Card:		321.71		/Parcel: 321.71				Land Unit Type:				GIS Ref	

PREVIOUS ASSESSMENT								Parcel ID		089.0-0002-0001.0				PRINT			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	Date	Time	
2022	101	FV	277,400	700	4,927.	397,500	675,600		Year end				12/23/2021				
2021	101	FV	267,800	700	4,927.	397,500	666,000		Year End Roll				12/10/2020				
2020	101	FV	267,700	700	4,927.	397,500	665,900	665,900	Year End Roll				12/18/2019				
2019	101	FV	266,600	700	4,927.	403,100	670,400	670,400	Year End Roll				1/3/2019				
2018	101	FV	266,600	700	4,927.	300,900	568,200	568,200	Year End Roll				12/20/2017				
2017	101	FV	266,600	700	4,927.	272,500	539,800	539,800	Year End Roll				1/3/2017				
2016	101	FV	266,600	700	4,927.	261,200	528,500	528,500	Year End				1/4/2016				
2015	101	FV	250,000	700	4,927.	221,400	472,100	472,100	Year End Roll				12/11/2014				

SALES INFORMATION

TAX DISTRICT								PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
PATTON MARLANA	71852-380	1	11/6/2018			699,000	No	No							
JONES JONATHAN	66126-481		9/25/2015	Convenience		99	No	No							
JOHNSON STEVEN/	31972-74		10/30/2000			352,000	No	No	4						
ROBERTS TROY/ET	26770-456		10/25/1996			195,000	No	No	Y						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/19/2015	1583	Re-Roof	6,500						11/7/2018	MEAS&NOTICE	CC	Chris C
1/29/2002	47	Redo Kit	16,700	C				NEW KITCHEN,WINDOW	3/30/2009	Measured	345	PATRIOT
									2/8/2001	MLS	MM	Mary M
									1/24/2000	Measured	163	PATRIOT
									12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____



Prior Id # 1: 56263
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	4	- Carpet
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

Make:

odel:

Serial #

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	100	G	GD	2005	7.50	T	8.4	101			700			700



essPro Patriot Properties, Inc

IMAG

More: N

Total Yard Items:

700

Total Special Features

Total

700